

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING**

**May 24<sup>th</sup>, 2017**

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of May 10<sup>th</sup>, 2017 as submitted.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, IT WILL BE UPLOADED INTO THE CITY'S WEBSITE. UPON OBTAINING THE RESOLUTION RELATED TO YOUR APPLICATION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, JUNE 13TH, 2017.**

3. **Rezoning** from R-1 (One Family District) to R-2 (One and Two Family Residential District) and variance permit allow the construction of a duplex on a 60' wide lot (75' minimum required); allow 17' rear yard for existing front unit (25' required); and allow the following variances for a proposed new unit at the rear of the lot: side yard of 5.7' (7.5' minimum required), rear yard of 20' (25' required), unit area of 66% greater than the living area of the two units (60% maximum allowed). Property located at 967 West 30<sup>th</sup> Street, Hialeah, zoned R-1 (One Family District).  
**Applicant: Ceasar Mestre, Esq.**

**HIALEAH PLANNING AND ZONING BOARD MEETING- MAY 24, 2017**

- 4. Rezoning** from R-1 (One Family District) to P (Parking), for the construction of a parking lot to accommodate overflow parking of the adjacent Residential Office. Property located at 210 East 49<sup>th</sup> Street, Hialeah, zoned R-1 (One Family District).

**Applicant: Olsabe LLC.**

- 5. Variance** permit to allow 57 parking spaces including 7 back-out parking spaces, only allowed in low density residential districts, and including 8 on-street parking spaces (total of 80 parking spaces required), waive 7-foot landscape buffer along the north and east side of the entire length of the property located at 3270 East 11<sup>th</sup> Avenue, and to allow 2% pervious area on each of the properties, where 10% is the minimum required pervious area for each property. Properties located at 3251 and 3270 East 11 Avenue, Hialeah, zoned M-1 (Industrial District).

**Applicant: Shanghai Miami Way**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

- 6. TENTATIVE PLAT** of AQUABELLA SECTION II
- 7. Old Business.**
- 8. New Business.**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.